



**7 KEYNES HOUSE**  
Kingsley Walk, Cambridge

Carter Jonas

## 7 KEYNES HOUSE, KINGSLEY WALK, CAMBRIDGE, CB5 8NZ

- Cambridge City Centre – approx. 0.5 miles
- Cambridge Railway Station – approx. 1.3 miles

Communal entrance hall with entryphone system • Entrance hall • Open-plan living & kitchen • Double bedroom with fitted wardrobes • Bathroom • Two balconies • Communal grounds & gardens • On-site concierge & gym • Allocated parking • No onward chain • EPC rating C

### DESCRIPTION

7 Keynes House is a ground floor apartment with well-presented and bright accommodation.

The property comprises entrance hall with cupboard, open-plan living/dining room with doors to a very pleasant balcony. The kitchen is fitted with integrated appliances and is open-plan to the reception space. The double bedroom also has a balcony and fitted wardrobes and there is a contemporary bathroom.

The apartment has under floor heating throughout and comes with the benefit of a communal gym and concierge service.

The apartment is approached via a communal entrance hall with entry phone system. There is parking for one car in a secure undercroft parking. There is also storage for bicycles and bins. The property has the use of two balconies, one accessed from the living room, the other from the bedroom. There is also communal grounds and gardens, along with a gym for resident's use.

**A WELL PRESENTED, BRIGHT AND SPACIOUS ONE BEDROOM APARTMENT LOCATED IN THIS PRESTIGIOUS RIVERSIDE DEVELOPMENT. THE PROPERTY IS OFFERED WITH NO ONWARD CHAIN.**





## LOCATION

Cambridge Riverside is a perfectly situated and highly-sought after, recently-built development within walking distance of the river, the thriving city centre with its wide range of amenities and the open spaces of Midsummer Common. There are immediate local facilities including restaurants, public houses and shops. The cosmopolitan Mills Road with its diverse array of supermarkets, cafes and restaurants is also within easy reach.

## ADDITIONAL INFORMATION

**Tenure:** Leasehold 988 years remaining

**Ground Rent:** Approx. £350 pa

**Service Charge:** Approx. £2485 pa

**Services:** All mains services are connected

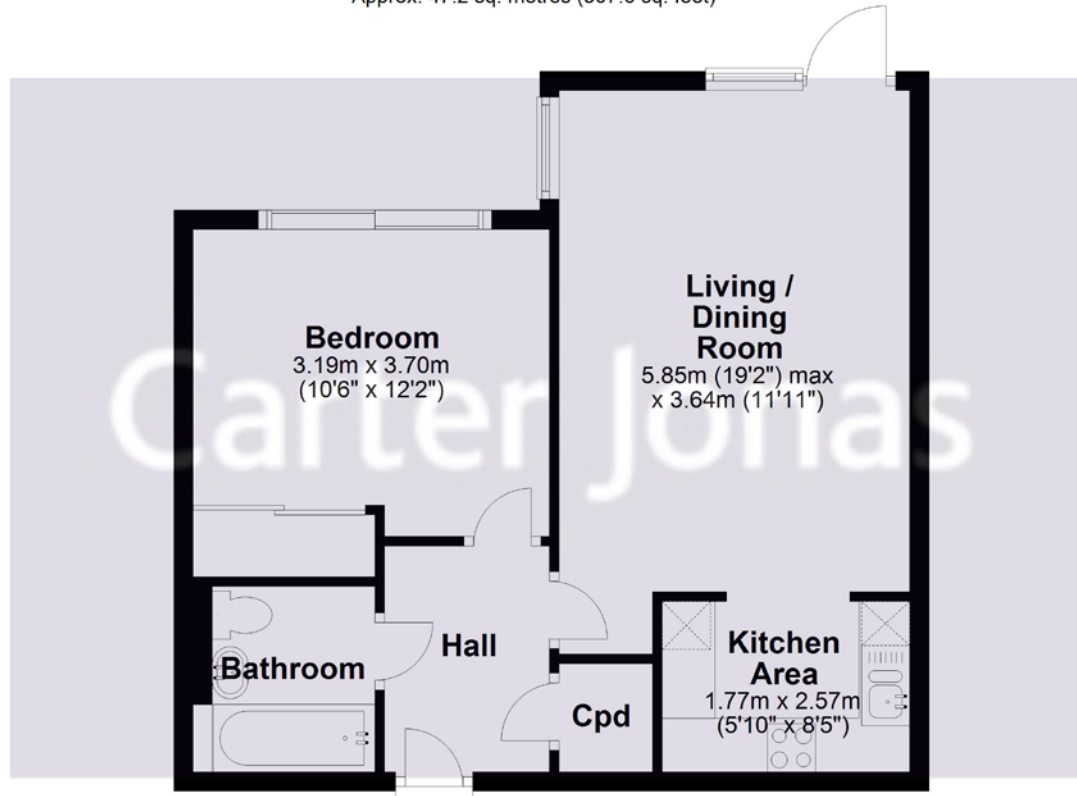
**Local Authority:** Cambridge City Council

**Viewings:** Strictly by appointment with the Selling Agents  
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## Floor Plan

Approx. 47.2 sq. metres (507.6 sq. feet)



Total area: approx. 47.2 sq. metres (507.6 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	15	15
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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